



# WEST LAKEVIEW NEIGHBORS

THE VOICE OF WEST LAKEVIEW

## West Lakeview Neighbors Meeting Minutes

**March 10, 2014; 7:00pm; Mystic Celt; 42 people present**

Will DeMille, President, called the meeting to order at 7:00pm.

### **Congressman Mike Quigley**

Congressman Quigley has lived in this area 33 years. Congress passed the omnibus bill. Regular order means pass a resolution then pass a budget to cover it, which is what has been happening in DC. He's on the Appropriations Committee that does hold a lot of power and influence. He was instrumental in getting the CTA a grant, it needs nearly 3 billion. Smaller grants, down to blocks have also been awarded. He's on the Housing and Urban Development Committee. His job is to bring funds back to the Chicagoland area. He's involved in a number of topics right here – veteran's affairs, housing, postal service, to name a few. He stated that the world is full of troubled areas, it's going to require a lot of watching. Gun violence is a troubling problem. He's trying to reduce the number of nuclear bombs stored in this country. The cost of maintaining them is the cost of their weight in gold. He's been in DC for 5 years and during those 5 years the House hasn't had a committee meeting on gun violence. Today the restrictions are very limited for gun buys. The gun show vendors can sell them to anyone. Indiana has gun shows that allow this. Chicago is the lowest in the country for prosecution of illegal gun trafficking. If bills actually got to the floor in the House he feels they would pass.

Comment from attendee: A business owner complained that she goes for days without getting mail.

Reply: Getting the PO to do a better job and deal with the constraints of their budget are concerns for him. He told the person to contact his office.

Comment: Attendee would like to see everyone have mail boxes on ground level.

Reply: Congressman Quigley agreed, but they're responsible for delivery of mail to every dwelling.

Question: What about the ACA?

Reply: In IL rates were rising 3 times faster than raises 10 years ago. Persons with preexisting conditions could be dropped by insurance companies. Women were charged more. The number one cause of bankruptcy has been medical bills in recent years, especially for retirees. Republicans have tried to repeal the bill 50 times. It's absolutely essential, but must be adjusted and refined. He stated that Congress is reviewing proposals as to how to deal with entitlement programs and medical costs.

Question: In regard to healthcare, what is the possibility of single payer insurance?

Reply: The “single payer” is so far out there that it wouldn’t have a prayer for any backing. He doesn’t understand how the ACA has created such vitriol and anger in Congress. Things will get better.

### **Development at 3400 N. Lincoln Avenue**

Tom Kelley, Chairman of the P&D Committee, feels Lincoln Ave. needs some revitalizing. That corner has been vacant for years (since the CTA bought it and tore down the Just Tires as part of the Brown Line renovation). Centrum Development would like to use the TOD (Transit Oriented Development) zoning ordinance to build there. Parking would be greatly reduced. It’s an odd-sized lot, which limits what can go there, and the train station is on one side. He stated that his committee has had a number of meetings and seems to be in favor of a TOD bldg. He asked how we get a residential bldg. erected there, with less parking, that is aesthetically pleasing. The P&D board recommended TOD development, retail on the ground floor, apartments above, and 6 stories as a 5+1. Restrictions would state that tenants could not get parking permits, so as to be dissuaded to own a car. Two of the eight parking spaces would have car share cars. He said Centrum should maybe include a car share membership for each tenant as they move in.

Comment: It’s too many units. It seems out of scale in the neighborhood. You can’t tell how many tenants will have cars. It seems like the bldg. is overscale for the area.

Reply from Paul Sajovic – We’re not trying to increase the numbers of residents. We are O.K. with density here, but not O.K. with anything like this more than an 1/8 of a mile away from the station. This should not be used as a precedence for any other buildings in the immediate area.

Comment: It would be helpful to know the proportion of parking of the Weibolts and another bldg. in the area. This resident remembers when the Gallery Loft bldg. was opened (on the 3300 block of N. Paulina) with no parking and it became impossible to park on her block until they got the lot next door for surface parking.

Reply: Good question. I don’t know what those ratios are. It might be available.

Comment from Patricia Craig – the board does not agree on all these items. The height should be decreased. It should only be 4 +1. Everything else around there is 2 stories. It shouldn’t be taller than the building across the street.

Reply from Paul Sajovic: Such decisions are usually up to the alderman.

Question: Who would rent here?

Reply: Younger, single people are the target, post-college to 36 years old. The apts are 1 and 2 bedroom.

Lee Crandell, of the Lakeview Chamber of Commerce, stated that they have also reviewed this plan, and that the LVCC board recommended the 6 story bldg. to Alderman Pawar. For data he found some census information - on average 36% of residents in this neighborhood don’t have a car, among renters 49% don’t have cars.

Comment: Doug Hurdelbrink stated that he supports the project as outlined in Tom’s written proposal.

Comment: A neighbor says that the TOD works because less parking makes it possible.

Comment: This is a great idea, is it working in other parts of the city?

Reply: Yes, at Division and Ashland. This is not a new idea. Other developments could be built without parking. Aldermen can revise zoning requirements if they so desire.

Tom stated that basically Alderman Pawar is looking to the neighborhood for a response. He said there are actually 3 separate proposals:

First, should we support the TOD? John Lyons motioned that WLVN approve the site for TOD development, it was seconded. The vote was 12 in favor, 4 against. Motion passed.

Second motion – John Lyons made a motion that a 5+1 (6 floors) be approved, and in return Centrum must market the bldg. as “no cars” rentals. New tenants would be notified that they can have no parking. An amendment was requested to make it 4 + 1 (5 stories). John did not approve the amendment, the motion stayed as a 5+1, and was seconded. The vote was 7 in favor, 9 against. Motion failed.

Patricia Craig made a motion to approve it as a 4 +1 and no higher than the bldg. across Lincoln, the motion was seconded. The vote was 10 in favor, 6 against. Motion passed.

Tom Kelley proposed that if parking permits become a reality in the surrounding neighborhood, the tenants will not be able to get one, it was seconded. The vote was 12 in favor, 2 against, 2 abstained. Motion passed.

Comment: Doug Hurdelbrink asked if that provision was legally enforceable.

Comment: Terri Hanley asked Centrum to include a form for tenants to sign when they sign a lease. It states, “I have been made aware and understand that permit parking in the immediate neighborhood is not available to the 3400 N. Lincoln Ave. tenants.” And, commented that the provision probably wasn’t legally enforceable, but Centrum has a good reputation as developers, and it would also protect them from tenants who might complain that there is no parking.

Patricia Craig made a motion that the total number of units be 36 on 4 floors, this was seconded. The vote was 12 in favor, 2 against, 2 abstained.

Comment: A lot of people want to live here because they don’t have cars. The neighborhood offers all types of businesses.

### **Development at 1803 W. Grace**

Paul Sajovec and Patricia Craig explained the proposed development.

Patricia stated the developers are proposing 62 units on 6 or 7 stories. They’re using the bldg. across the street as an example. They’re calling it a TOD because it’s 2 blocks from two CTA stations. 1 to 1 parking is in the bldg. plan, but the TOD designation would allow it to be much larger than current zoning allows.

The P&D does not agree that it meets the criteria for a TOD. One city block is 1/8 of a mile, and that should be the maximum distance from a station for TOD designation.

The recent ordinance expands TOD from 600 to 1,200 feet from a station. There are different bonuses for different distances. This tells Alderman Pawar that we are concerned with this precedence. As a TOD they would get 3 or 4 more floors and not have to comply with current zoning. So, WLVN will write a letter to Alderman Pawar stating that this association is not in favor of this development.

### **Other announcements**

The LaSalle Bank parking lot on Ashland at School looks like it will be 1 story commercial.

Target – there is no update.

The property at Roscoe and Lincoln, on the SE corner, will possibly be just 1 story. Alderman Waguespack suggested to the owner that it could be more than that. WLVN should send suggestions to the Alderman's office.

### **2014 Festivals**

Taste of Lakeview, July 5 – 6, same boundaries as last year. Will asked for volunteers to work with John Lyons as liaisons to the promoter.

Taco Fest on Southport 9 -21<sup>st</sup> - 22<sup>nd</sup>. It was very successful last year. Will asked that neighbors get involved.

### **Lakeview Chamber of Commerce Update**

Lee Crandell, is in charge of the SSA. The Chamber is hosting a concealed carry seminar. Crews are cleaning the commercial streets. There will be landscaping and free standing sculpture again this summer. He asked that residents report pot holes to the city.

Comment: How does one get a new dumpster?

Reply: Replace home dumpsters by calling 311.

### **Cubs Update**

Kam Buckner could not attend, Will DeMille had some information:

The 3900 N. Rockwell parking lot will be free.

Two concerts are scheduled. Neighborhood presale of tickets is scheduled. The double header that would have been on the Gay Pride Parade weekend was moved to another venue.

### **School Street Greenway**

Will explained the project: It's how to promote bike traffic to get to the lake, and in and out of our neighborhood, to reduce auto traffic, it's a block by block design from Ashland to the lake, with bump-outs, circles or whatever each block should need. Info will be discussed at future meetings. It's just School Street. Water mains will be replaced on School this summer, so the alderman is looking to see what can be incorporated into that project. The park, at 1230 W. School Street, should break ground this spring. This park would be used year-round.

### **Announcements**

John Lyons asked for questions, concerns and volunteers regarding the Taste of Lakeview festival.

Next meeting will be Monday, May 12<sup>th</sup>.

Meeting was adjourned.